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*Attorneys for Choates G. Contracting, LLC, Chapter 11 Debtor-in-Possession*



Order Filed on December 23, 2022

by Clerk

U.S. Bankruptcy Court  
District of New Jersey

**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY**

**IN RE:**

**Case No.: 21-13085-ABA**

**Choates G. Contracting, LLC**

**Chapter No.: 11**

**ORDER AMENDING COURT'S PRIOR ORDER AUTHORIZING AND APPROVING SALE OF 122  
DANTON LANE, MULICA HILL, NEW JERSEY 08062, AUTHORIZING DISTRIBUTION OF SALES  
PROCEEDS, VOIDING JUDGMENT OF TURN-KEY MANAGEMENT CORP., SUBJECT TO  
CONDITIONS**

The relief set forth on the following pages, numbered two (2) through five (5) is  
hereby **ORDERED**.

**DATED: December 23, 2022**

A handwritten signature in black ink, appearing to read "ABJ", written over a horizontal line.

Honorable Andrew B. Altenburg, Jr.  
United States Bankruptcy Court

This matter having come before the Court upon the motion of Choates G.

Contracting, LLC, Debtor, for an Order Amending the Court's Prior Order Authorizing  
and Approving the Sale of 122 Danton Lane, Mullica Hill, New Jersey 08062 (and related  
relief) and for good cause shown, it is hereby **ORDERED AS FOLLOWS:**

- I. Paragraph 1 of this Court's "Order Authorizing And Approving Sale of 122 Danton Lane, Mullica Hill, New Jersey 08062, Authorizing Distribution of Sales Proceeds, Voiding Judgment of Turn-Key Management Corp., Subject to Conditions" (Entered on September 14, 2022 at Docket Number 205) is hereby **AMENDED** to read as follows:  
  
" 1. Pursuant to 11 U.S.C. §363(b), the Debtor is authorized to sell real estate located at 122 Danton Lane, Mullica Hill, New Jersey 08062 (the 'Real Property') to Zerrick Balckom or an entity wholly owned by Zerrick Balckom (the 'Purchaser') consistent with the terms set forth in the Contract attached as Exhibit C to the Motion "
- II. In all other regards, the terms and conditions of this Court's "Order Authorizing And Approving Sale of 122 Danton Lane, Mullica Hill, New Jersey 08062, Authorizing Distribution of Sales Proceeds, Voiding Judgment of Turn-Key Management Corp., Subject to Conditions" (Entered on September 14, 2022 at Docket Number 205) shall remain unaffected.
- III. Other than as set forth above, nothing in this Order shall modify the rights of any creditor or party in interest.
- IV. The 14 day automatic stay of this order under Rule 6004(h) is waived. This order may be enforced immediately upon its entry.

In re:  
Choates G. Contracting, LLC  
Debtor

Case No. 21-13085-ABA  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: Dec 23, 2022

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 25, 2022:

Recip ID	Recipient Name and Address
db	+ Choates G. Contracting, LLC, 122 Danton Lane, Mullica Hill, NJ 08062-4733
aty	+ Bradley K. Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North, Marlton, NJ 08053-3422
aty	+ McDowell Law PC, 46 West Main Street, Maple Shade, NJ 08052-2432

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 25, 2022 Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 23, 2022 at the address(es) listed below:

Name	Email Address
Brad V Shuttleworth	on behalf of Unknown Role Type Turn-Key Management Corp. brad@shuttleworth-law.com
Daniel L Reinganum	on behalf of Debtor Choates G. Contracting LLC DanielR@McDowellLegal.com, tcuccuini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamis on@mcdowelllegal.com;cgetz@mcdowelllegal.com;reinganumdr62202@notify.bestcase.com
Daniel L Reinganum	on behalf of Plaintiff Choates G. Contracting LLC DanielR@McDowellLegal.com, tcuccuini@mcdowelllegal.com;Lwood@mcdowelllegal.com;kgresh@mcdowelllegal.com;kbrocious@mcdowelllegal.com;djamis on@mcdowelllegal.com;cgetz@mcdowelllegal.com;reinganumdr62202@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

District/off: 0312-1

User: admin

Page 2 of 2

Date Rcvd: Dec 23, 2022

Form ID: pdf903

Total Noticed: 3

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U.S. Trustee

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TOTAL: 16